

67-73 Lords Road Leichhardt
Draft Development Control Plan

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* This document is for **discussion purposes only** unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Table of Contents

G8.1	Land to which this Section Applies.....	4
G8.2	Objectives	4
G8.3	Building Height	6
G8.4	Setbacks and Building Siting	7
G8.5	Unit Mix.....	8
G8.6	Solar Access	8
G8.7	Acoustic Amenity	9
G8.8	Visual Privacy	9
G8.9	Open Space	9
G8.10	Landscaping.....	10
G8.11	Tree Provisions	10
G8.12	Public Domain and Accessibility	5
G8.13	Car Park Entry Design	10
G8.14	Parking.....	11
G8.15	Drainage and Water Management	13

Schedule of Figures

Figure G1 – Site Location Plan.....	14
Figure G40 – Height	15
Figure G41 – Setback Plan.....	16
Figure G42 – Setback Sections	17
Figure G43 – Building Separation	18
Figure G44 – Landscaped Areas	19
Figure G45 – Public Domain and open space	20
Figure G46 – Pedestrian and Vehicle Access	21



Section 8 - 67-73 Lords Road, Leichhardt

Map Reference

Refer to Area 7 on the site specific map in Figure G1 – Site Specific Areas.

G8.1 Land to which this Section Applies

The site is known as 67-73 Lords Road, Leichhardt being Lot 1 DP940543 and Lot 1 DP 550608 (herein referred to as the 'site').

The site has an area of 10,691 m². It is bounded by Lambert Park to the north, Davies Lane to the east, Lords Road to the south and the light rail corridor to the west as shown in Figure G1.

G8.2 Future Variations

Consent may be granted by Council to a proposal that does not comply with all of the site specific controls providing the principles of the controls are achieved. Each proposal will be considered on its merits. Justifications for variations to the Development Control Plan must be made in writing, accompanied by documentation as outlined by Council and must demonstrate the grounds for varying the requirements of the Development Control Plan (i.e. how the proposed development meets the relevant principles of the Development Control Plan) and achieves a positive outcome.

Background

Specialist studies have been conducted to support the vision, objectives and controls provided in this Development Control Plan (DCP) to guide future development. These controls will be used by Council to assess future Development Applications.

The DCP provides more detailed provisions than those in the Leichhardt Local Environmental Plan (LLEP) for development on the site.

G8.3 Objectives

A set of objectives have been developed to guide future development on the site and include:

- O1 Provide a range of housing types including affordable housing;
- O2 Take advantage of good public transport and high quality open space that is in close proximity to the site;
- O3 Provide pedestrian and bicycle connections connecting to the light rail corridor;
- O4 Provide high quality architectural design that responds to the surrounding topographical features, surrounding land uses and takes advantage of the site's north-south orientation;
- O5 Provide a development that takes advantage of the site's characteristics to minimise any impact on surrounding developments;
- O6 Provide a development that reinforces the street and relationship to Lambert Park, while being sympathetic to the fine grain development pattern of the area;



- O7 Remove heavy vehicles associated with existing industrial uses from the predominantly residential area; and
- O8 Assist in achieving State and local government's housing targets.

Desired Future Character Statement

The site is located in a residential area in close proximity to public transport, Leichhardt Marketplace and a range of community facilities including educational establishments, Lambert Park, the Hawthorne Canal Reserve linking to Iron Cove, Sydney Harbour and strategic cycleways. Accordingly, the site is suitable for transformation into an integrated high quality residential urban renewal precinct with a diversified range of housing options and a child care centre. The development will encourage a sustainable relationship between land use and transport through the provision of transit oriented development in a location close to public transport and services.

G8.4 Public Domain and Accessibility

Public Domain

Objectives

- O1 Provide increased landscaping to enhance the appearance of Lords Road and Kegworth Street;
- O2 Provide well designed useable communal open space areas for residents and the public;
- O3 Provide improved

Controls

- C1 Street trees are to be provided on Kegworth Street and Lords Road;
- C2 The communal open space area is to be publicly accessible.
- C3 Lords Road and Davies Lane are to be upgraded. Full details of surface treatment are to be provided with the Development Application.

Pedestrian Access

Objectives

- O1 Reduce the conflict between different modes of transport by providing separated dedicated pedestrian pathways;
- O2 Provide a safe pedestrian environment.

Controls

- C1 Separated pedestrian pathways are to be provided for pedestrian access to dwellings and around the site in accordance with Figure G46;
- C2 Secure access is to be provided for pedestrians to residential lobbies;
- C3 Safe access for pedestrians to units is to be provided in accordance with Crime Prevention Through Environmental Design (CPTED) principles.



Vehicular Access

Objectives

- O1 Provide a safe environment for residents using the basement car park;
- O2 Ensure that non-residential areas have adequate service and loading facilities;
- O3 Extend the existing cycling network.

Controls

- C1 Secure access is to be provided to basement car parks;
- C2 Service and loading facilities are to be in accordance with Part C1.11 of this plan;
- C3 A 1.8m wide dedicated bicycle lane is to be located in accordance with Figure G46 to connect Lords Road and Foster Street;

Provision for Future Through Site Link

Objectives

- O1 Ensure that modifications to the road network accommodate a safe environment for all road users (pedestrians, cyclists and motorists).
- O2 Provide for an internal shareway to enable vehicular and pedestrian access through the site; and
- O3 Provide a pedestrian path with the potential to connect to the Marion Street Light Rail Station on the eastern side of the light rail corridor should access through Lambert Park eventuate.

Controls

- C1 The location of the internal shareway is to be in accordance with Figure G46. The detailed design is to be in consultation with Leichhardt Council.
- C2 The total width of the shareway is to be 6 metres.
- C3 The shareway is to be paved to reinforce its dual role for both vehicles and pedestrians.
- C4 Provide an easement benefiting Council, that allows members of the public unrestricted access through the property to connect to the Marion Street Light Rail Station on the eastern side of the light rail corridor should access through Lambert Park eventuate.

G8.5 Building Height

Objectives

- O1 Relate the height of buildings to the proportions of the streets, neighbouring development, Lambert Park, light rail embankment, internal communal spaces, privacy and solar access;
- O2 Create a clearly defined roof line to the sky so that buildings are not seen against other buildings;
- O3 Relate the building entrances and the ground floor levels to the street and ground plane in the traditional manner of Leichhardt.



Controls

- C1 The number of storeys is to be consistent with the height in storeys control diagram as shown in Figure G40;
- C2 Where mezzanines are indicated on the height of building plan the mezzanine must be linked to the apartment below.
- C3 Floor to floor heights are to be no less than 3000 mm for residential floors, no less than 3000 mm for ground floor residential and no less than 3300 mm where a building includes ground floor childcare or retail space.

G8.6 Setbacks and Building Siting

Setbacks and Articulation

Objectives

- O1 Establish a positive spatial system with neighbouring buildings, Lambert Park and the rail embankment by aligning buildings to the street and site boundaries;
- O2 Ensure that any set backs in the sectional profile of buildings are related to the overall proportions of the building;
- O3 Minimise overshadowing on existing properties;
- O4 Ensure that buildings are articulated to provide visual interest.

Controls

- C1 Setbacks for the site including basement levels are to be in accordance with Figure G41 and Figure G42;
- C2 The building articulation zone is to be in accordance with Figure G41 and Figure G42;
- C3 Building elements may protrude into the articulation zone for a maximum of 50 percent of the articulation area per floor. Building elements that may be located in the articulation zone include, balconies, fin walls and decorative elements;
- C4 Habitable space not exceeding 15% of the articulation area may be located within the articulation zone.

Building Bulk

Objectives

- O1 Create a series of positive spaces externally and internally in plan and in section;
- O2 Enable buildings to be resolved either to reflect the fine grain vertical proportions of the precinct and/or the warehouse typology;
- O3 Relate the bulk and scale of buildings to the proportions of the streets, neighbouring development, Lambert Park, light rail embankment, internal communal spaces, privacy and solar access;
- O4 Provide view corridors from Lords Road to Lambert Park.

Controls

- C1 A south/north view corridor from Lords Road to Lambert Park is to be provided through the site along the shareway (refer to Figure G45).



Building Separation

Objectives

- O1 Separate buildings within the site to minimise visual bulk and ensure adequate amenity;
- O2 To provide amenity to the centrally located communal open space.

Controls

- C1 Separation standards are to comply with the Apartment Design Guide.
- C2 The distances between buildings are to be in accordance with Figure G43.

G8.7 Unit Mix

Objectives

- O1 The development is to provide a range of dwelling sizes.

Controls

- C1 A unit mix is to be provided in accordance with the Table below.

Mix of units	
Dwelling type	Percentage mix
Studio	15% - 30%
1 Bedroom	25% - 45%
2 Bedroom	25% - 45%
3+ Bedroom	7% - 15%

Notwithstanding the above a minimum of 50% of apartments shall be Studio and 1 Bedroom apartments.

G8.8 Solar Access

Objectives

- O1 Provide adequate sunlight access to dwellings and communal open spaces;
- O2 Ensure sufficient solar amenity is provided to surrounding residential properties.

Controls

- C1 Ensure 70% of dwellings have a minimum of two hours of direct sunlight to the main living room between 9am and 3pm during the winter solstice;
- C2 Private Open Space is to receive a minimum two hours of direct sunlight over 50% of the Private Open Space between 9am and 3pm at the winter solstice;
- C3 Communal Open Space is to receive a minimum two hours of direct sunlight over 50% of the Communal Open Space between 9am and 3pm at the winter solstice;
- C4 Refer to Part C3.9 of this plan for minimising overshadowing to surrounding residential properties.



G8.9 Acoustic Amenity

Objectives

- O1 To ensure that noise from Lambert Park and the light rail are appropriately managed to reduce the impact on future residents;
- O2 To provide an appropriate level of amenity for all residents.

Controls

- C1 The balconies of units adjacent to Lambert Park and facing north towards Lambert Park are to have wintergardens to block out noise when required;
- C2 Units adjacent to Lambert Park and facing north towards Lambert Park are to have bedrooms located in the south of the unit;
- C3 For residential development an acoustic report is to be prepared by a suitably qualified and experienced professional to demonstrate compliance with the objectives and controls in Part C3.12 of this plan. The Acoustic Report is to be submitted as part of a Development Application;
- C4 The guideline: "Development Near Rail Corridors and Busy Roads – Interim Guideline" produced in December 2008 by the Department of Planning must be taken into account.

G8.10 Visual Privacy

Objectives

- O1 Protect visual privacy within the dwelling and private open space of both the subject site and surrounding dwellings.

Controls

- C1 Existing trees on site on the eastern and western boundaries are to be retained;
- C2 Setbacks and deep soil planting are to be provided to allow planting of new trees in accordance with Figure G41, Figure G42 and Figure G44.

G8.11 Open Space

Objectives

- O1 Provide communal open space areas which respond to the needs of future residents and provide for passive and active uses;
- O2 Private open space is to be provided for all dwellings.

Controls

- C1 A minimum of 1,690 sqm of publicly available communal open space is to be provided in accordance with Figure G45;
- C2 Private open space is to be provided for each dwelling in accordance with the table below;
- C3 Ground Floor dwellings are to be provided with private open space in the form of an enclosed courtyard with a minimum dimension of 3 metres.



G8.12 Landscaping

Objectives

- O1 Deep soil areas are to be provided on site to enable water to penetrate the site and to allow for large scale planting;
- O2 Landscaping should enhance the amenity of the site and soften the visual impact of the built form.

Controls

- C1 A landscaped area that is at least 1 metre wide and comprises at least 25% of the site area; and
- C2 The site coverage does not exceed 55% of the site area;
- C3 Landscaping areas are to be provided in accordance with Figure G44.

G8.13 Tree Provisions

Objectives

- O1 Retain existing quality vegetation where possible;
- O2 New trees are to be appropriate to the area and site.

Controls

- C1 Existing trees on site on the eastern and western boundaries are to be retained;
- C2 Trees to be retained on site and the adjoining verge/land are to be protected prior to the commencement of works and for the duration of the construction period;
- C3 New street trees are to be planted in the verge along Lords Road and Kegworth Street.
- C4 Leichhardt Council's Urban Forest Policy is to be taken into consideration for the selection of new trees.

G8.14 Car Park Entry Design

Objectives

- O1 Minimise the visual impact of the driveway and car park entry;
- O2 Minimise the potential impacts of flooding to the underground car park;

Controls

- C1 The driveway and car park entry is to be located in accordance with Figure G46.
- C2 The entry height for the car park must be above RL 6.75 to minimise the risk of flooding;
- C3 The car park is to be designed so that vehicles can enter and exit in a forward direction.



G8.15 Parking

Objectives

- O1 Provide adequate off-street car parking considering the proximity to public transport and the quantity and type of uses within the building
- O2 Provide short term parking for visitors along the shareway for visitors and deliveries.
- O3 Provide a convenient and safe "drop off" zone for parents/carers of children attending the child care centre.

Controls

- C1 Off-street car parking is to be provided as per the rates in Off-Street Car Parking Rates Table below;
- C2 Accessible car parking, on-site car share facilities, motor bike and bicycle parking facilities are to be provided in accordance with Part C1.11 of this plan;
- C3 Off-street car parking spaces are to be designed in accordance with relevant Australian standards;
- C4 On-street car parking is to be provided on the western side of the proposed shareway, this parking is not to be designated to individual units;
- C5 Basement car parks are to be designed in accordance with Part C1.11 of this plan;
- C6 Drop off/pick up zones for the child care centre are to be located on Lords Road at the eastern end;
- C7 Drop-off/Pick up facilities are to be designed in accordance with Part C1.11 of this plan.



Off-Street Car Parking Rates

Land Use	Residents/Employees		Visitors	
	Minimum	Maximum	Minimum	Maximum
Studio	Nil	0.5 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
1 bedroom unit	1 space per 3 dwellings	0.5 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
2 bedroom unit	1 space per 2 dwellings	1 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
3+ bedroom unit; and	1 space per dwelling	1.2 spaces per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
Land Use	Pick up/drop off	Loading zone / visitors	Staff parking	
Child Care Centres	Minimum of 2 spaces for pickup/drop off facility (15 minute parking) for parents/carers	Minimum of 1 space for loading zone/visitors	Minimum of 1 space per 30 children for staff parking	



G8.16 Drainage and Water Management

Objectives

- O1 Minimise the impact of flooding on residential dwellings;

Controls

- C1 The Flood Planning Level and lowest part of any residential dwelling should be above RL4.55 AHD.



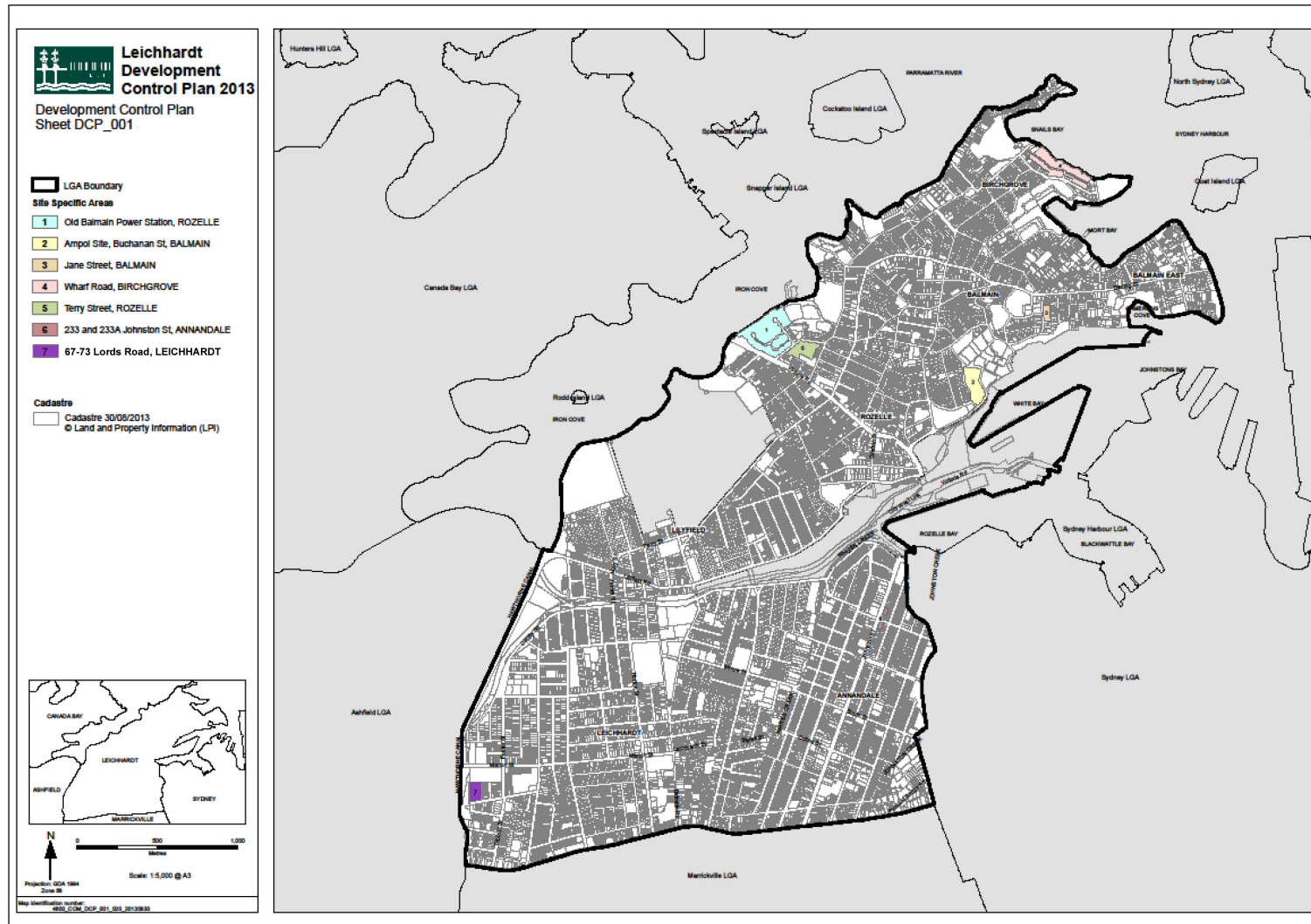
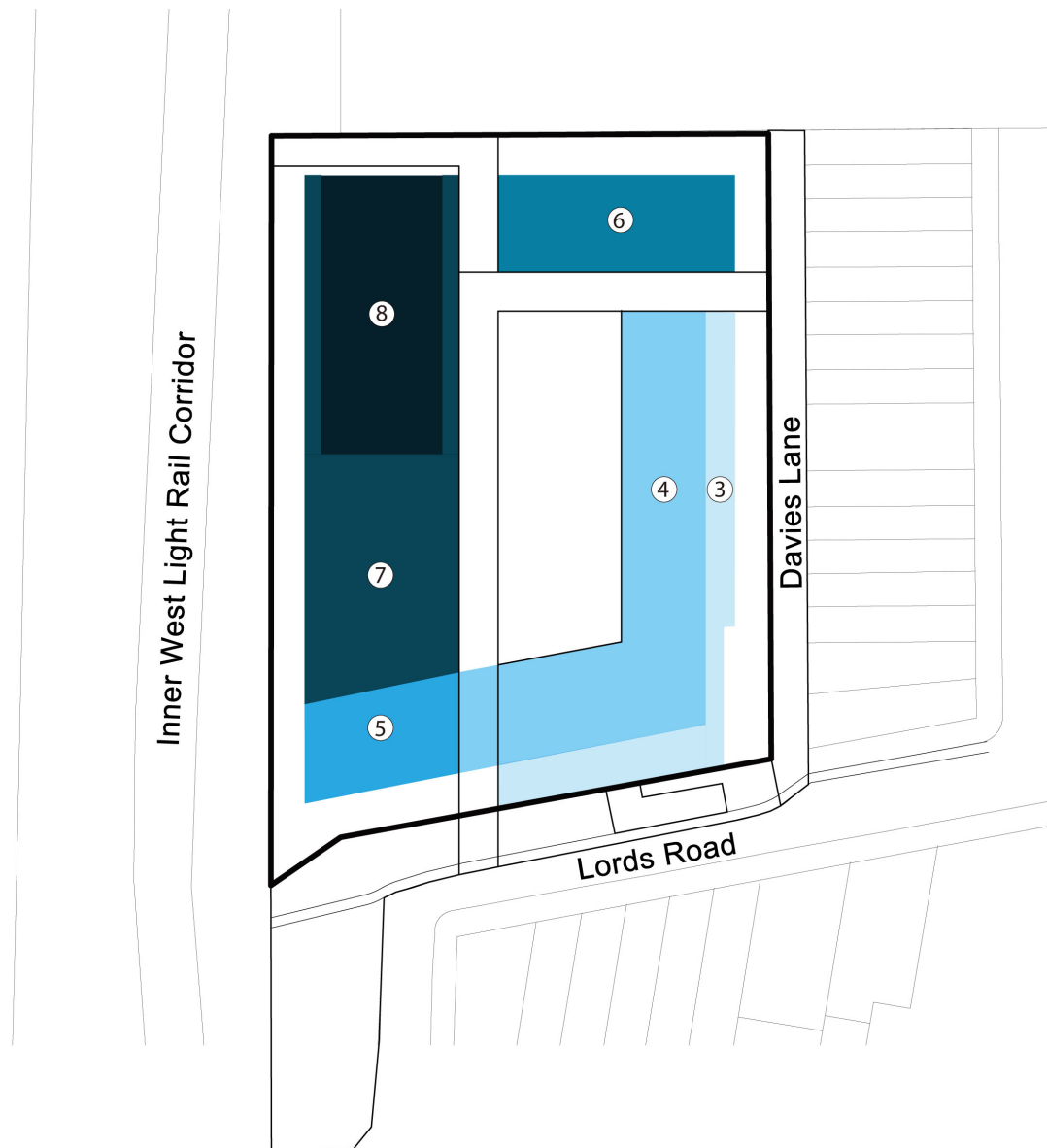


Figure G1: Site Specific Areas

Figure G1 – Site Location Plan





BUILDING HEIGHT AND STOREY PLAN

③	3 STOREYS	AHD 18.5 m
④	4 STOREYS	AHD 22.5 m
⑤	5 STOREYS	AHD 22.5 m
⑥	6 STOREYS	AHD 25.5 m
⑦	7 STOREYS	AHD 27.5 m
⑧	8 STOREYS	AHD 31.5 m

0m 50m



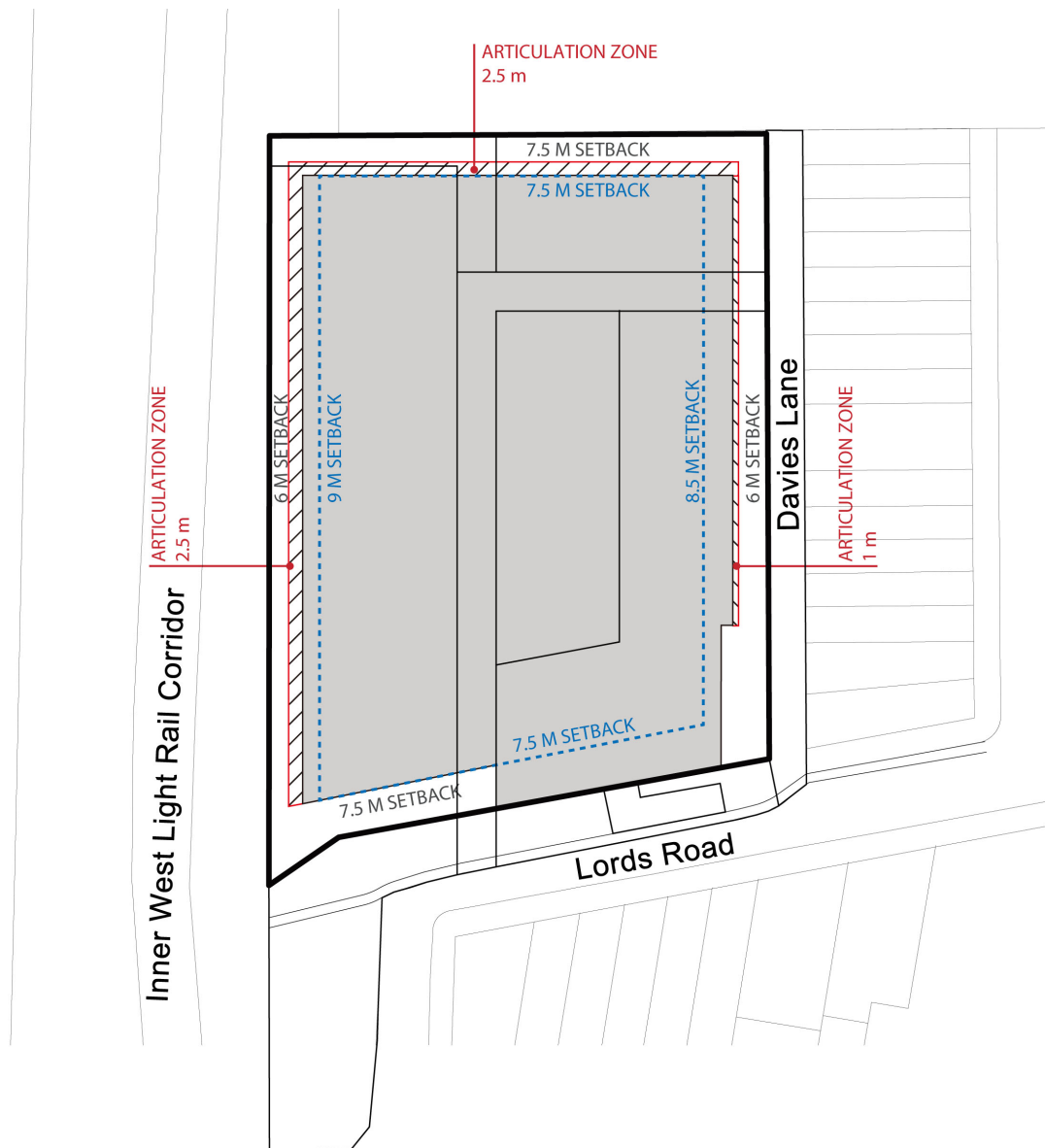
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PLATINO PROPERTIES PTY LTD | EELES TRELEASE ARCHITECTS PTY LTD

Figure G40 – Height Plan

Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd





SETBACK PLAN

- GROUND FLOOR SETBACK
- TOP FLOOR SETBACK
- ARTICULATION ZONE 2.5 m
- ARTICULATION ZONE 1 m

0m 50m



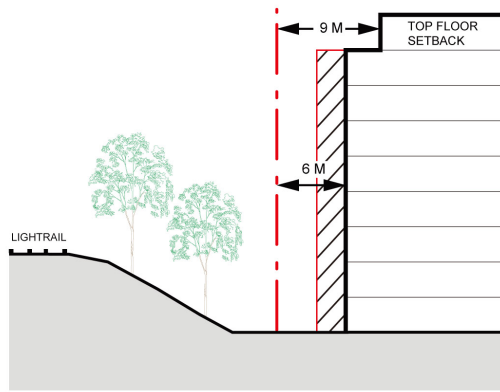
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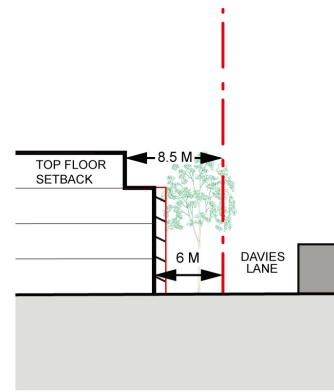
Figure G41 – Setback Plan

Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd

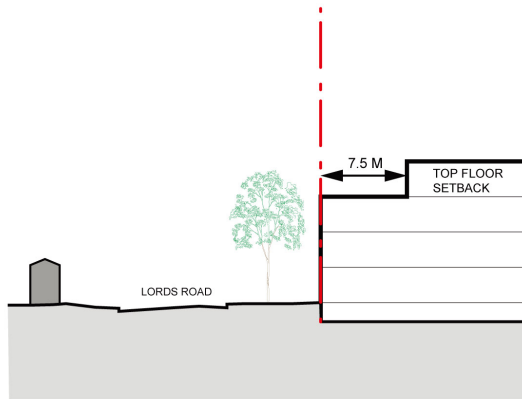




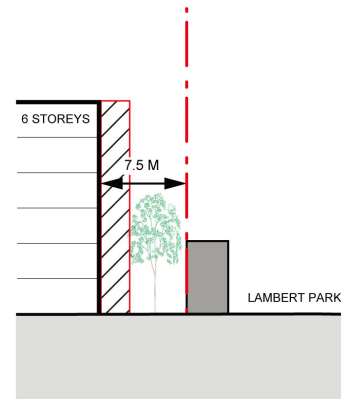
SETBACK FROM WEST BOUNDARY
VIEW NORTH FROM LORDS ROAD



SETBACK FROM EAST BOUNDARY
VIEW NORTH FROM LORDS ROAD



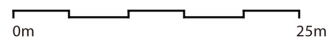
SETBACK FROM SOUTH BOUNDARY
VIEW WEST FROM DAVIES LANE



SETBACK FROM NORTH BOUNDARY
VIEW WEST FROM DAVIES LANE

SETBACK SECTIONS

-  ARTICULATION ZONE 2.5 m
-  ARTICULATION ZONE 1 m



DCP

PLATINO PROPERTIES PTY LTD | EELES TRELEASE ARCHITECTS PTY LTD

Figure G42 – Setback Sections

Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd



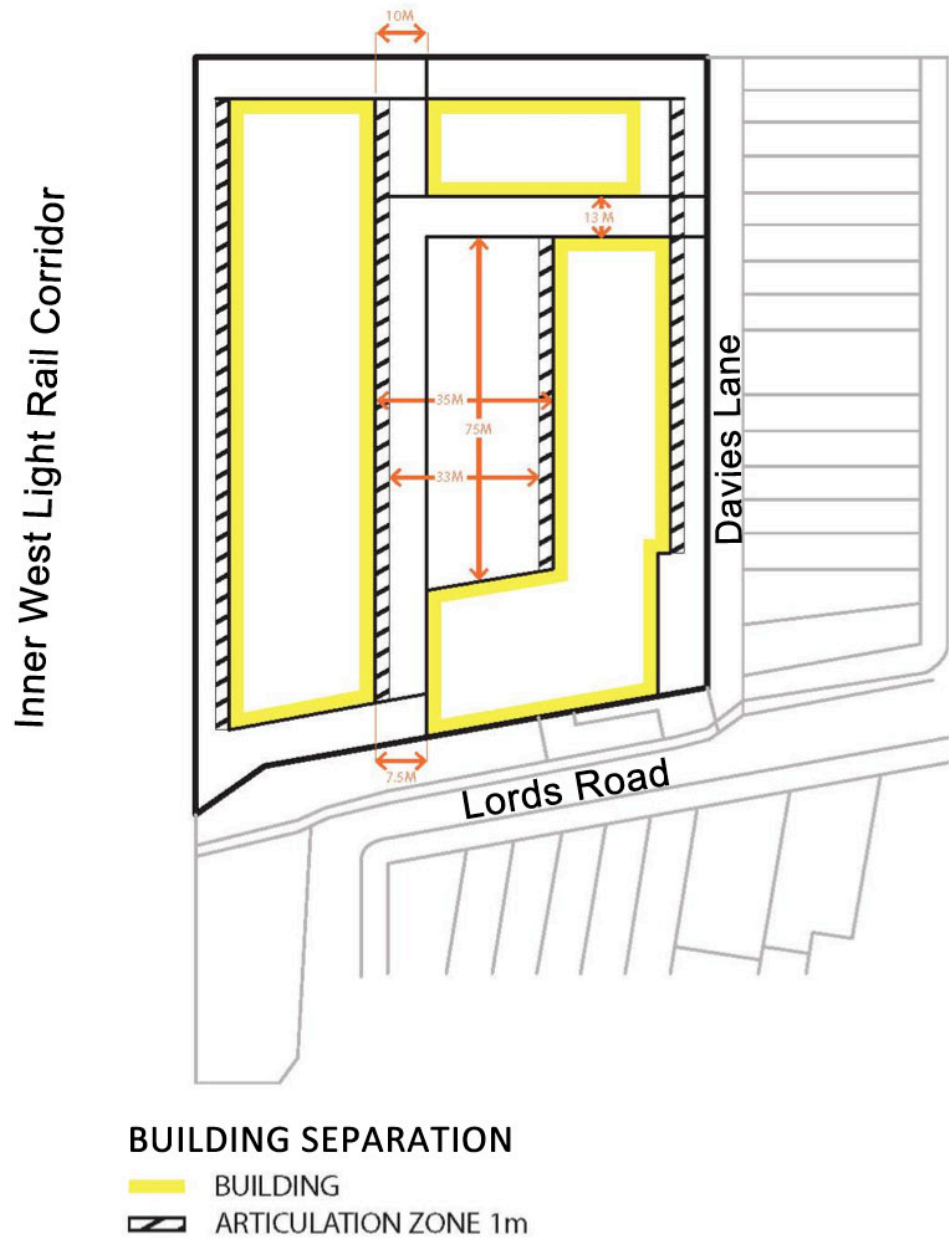
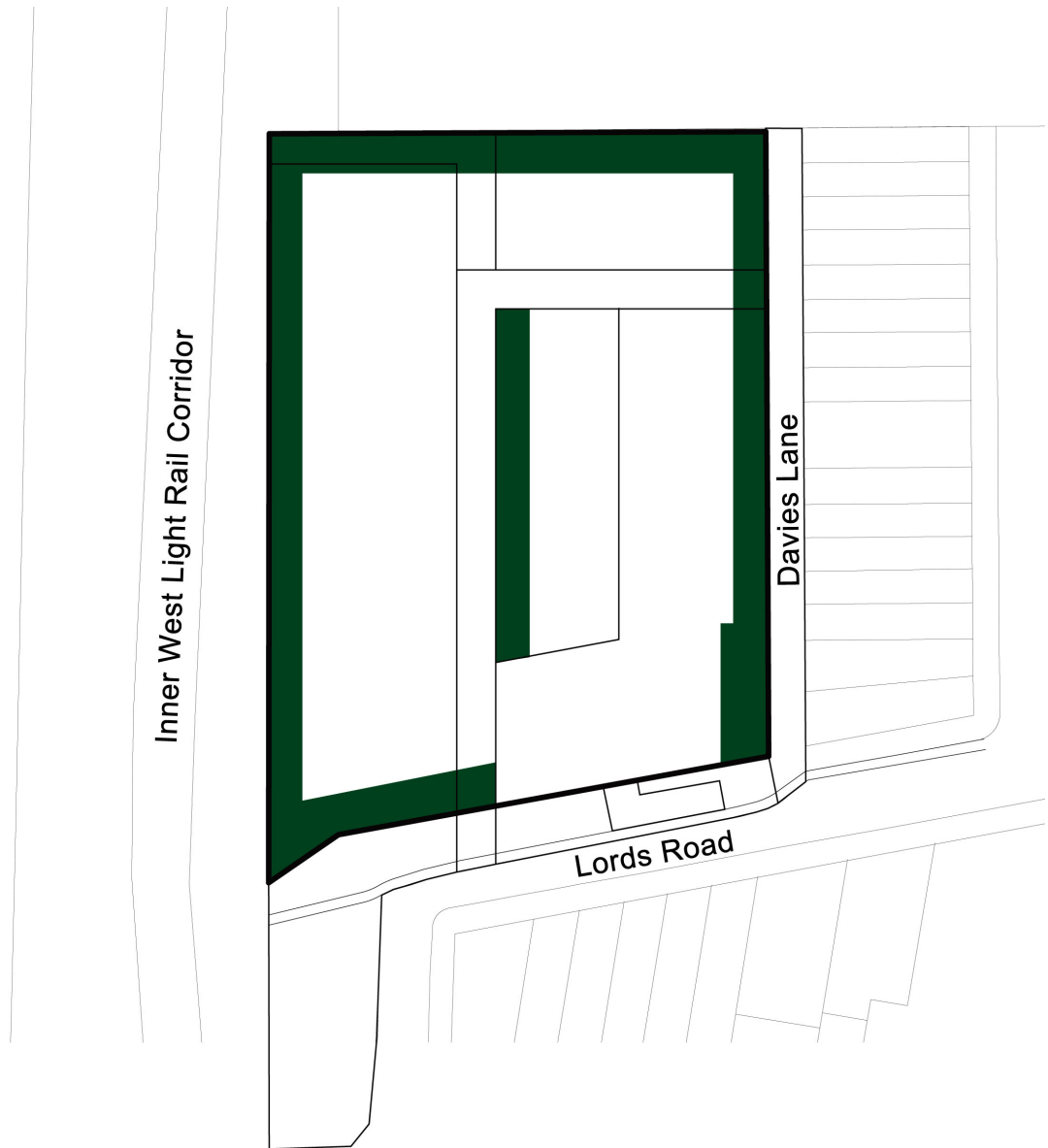


Figure G43 – Building Separation
Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd



DEEP SOIL LANDSCAPE PLAN

■ MIN 6 M WIDE DEEP SOIL LANDSCAPE ZONE

0m 50m



DCP

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Figure G44 – Landscaped Areas

Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd





PUBLIC DOMAIN AND OPEN SPACE PLAN

- ROADWAY / SHAREWAY
- PUBLIC ACCESSIBLE COMMUNAL AREA
- PUBLIC OPEN SPACE
- BICYCLE PATH

0m 50m



DCP

PLATINO PROPERTIES PTY LTD | EELES TRELEASE ARCHITECTS PTY LTD

Figure G45 – Public Domain and open space
Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd





PEDESTRIAN AND VEHICLE ACCESS PLAN

- ▼ INDICATIVE RESIDENTIAL PEDESTRIAN ACCESS
- FOOT PATH
- BICYCLE PATH
- SHAREWAY / ROADWAY
- VEHICLE DRIVING DIRECTION
- ▲▼ PARKING GARAGE ACCESS

0m 50m



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Figure G46 – Pedestrian and Vehicle Access

Source: Platino Properties Pty Ltd and Eeles Trelease Architects Pty Ltd

